



McPherson Implementing Local Redevelopment Authority

Fort Mac LRA Board Special Called Meeting Meeting Minutes May 16, 2025 -2:00 pm

A meeting of the members of the McPherson Implementing Local Redevelopment Authority (Fort Mac LRA) was held on Friday, May 16, 2025, at Metropolitan Library, 1332 Metropolitan Parkway SW, Atlanta, GA 30310.

Board Members:

Cassius Butts
Marvin Arrington, Jr.
Sondra Rhoades-Johnson
Audra Cunningham
Thomas Calloway
Nicholas Hess
Young Hughley

Ex-Officio Members:

Tracie Sanchez, Georgia Department of Community Affairs

Staff, Legal Counsel and Others:

David Burt, Fort Mac LRA
Robert Mosby, Fort Mac LRA
Joyce Allen, Fort Mac LRA
Pete Hayley, Fort Mac LRA
Tracey Upshaw, Fort Mac LRA
Melissa Lopez-Rogers, Attorney, Greenberg Traurig
Jonathan Perry, Attorney, Greenberg Traurig
Mark Hayes, Mark Hayes Consulting, LLC

Guests

Andrew Much, Arnall Golden Gregory, LLP
Roxanne Gardner, TDJ REV Fort Mac Village

Call to Order and Determination of Quorum

Chairman Cassius Butts called the meeting to order at 2:40pm and Attorney Rogers declared a quorum.

Announcements and Welcome:

Chairman Butts acknowledged and welcomed guests.

Approval of the Agenda:

Chairman Butts presented the agenda for approval.

A motion to approve the agenda was properly made and seconded. Approval was unanimous.

Approval of Meeting Minutes - April 22, 2025:

Chairman Butts presented the meeting minutes from the April 22, 2025, Fort Mac LRA Board of Director's meeting.

A motion to approve the meeting minutes was properly made and seconded. Approval was unanimous.

Executive Session:

Chairman Butts asked for a motion to convene in Executive Session and to reconvene to open session to approve and vote on matters before the Board at that time. A motion to approve was properly made and seconded. Approval was unanimous.

Chairman Butts read the following statement:

“Ladies and Gentlemen:

In accordance with O.C.G.A. Section 50-14-4(B), a quorum of the McPherson Implementing LRA is present and has agreed to enter executive session by a majority vote. The purpose for the closed session is for members to (1) deliberate regarding the acquisition of interest in real estate, (2) and other legal matters, (3) personnel matters. The specific reasons for the closed session will be entered in the official minutes and a notarized affidavit will be executed stating that the executive session was devoted to matters within the exceptions provided by law.”

After Chairman Butts read the statement, a motion to approve was properly made and seconded. Approval was unanimous.

The Board went into Executive Session for approximately 49 minutes.

Chairman Butts stated the purpose of the Executive Session was to discuss legal matters, real estate matters, and personnel matters.

Motion to return to Open Session:

Chairman Butts asked for a motion to return to open session. A motion was properly made and seconded. Approval was unanimous.

Approval of a Resolution:

Board member Thomas Calloway offered a proposed Resolution regarding the Purchase and Sales Agreement with the TD Jakes Real Estates Ventures organization that was discussed during the Executive Session and presented the following motion:

Motion to authorize and empower the Chair, Vice Chair, and Executive Director to negotiate, execute, and deliver, for and on behalf of the Authority (i) the Fourth Amendment with the Buyer substantially in the form discussed in executive session, (ii) any agreement, consent, or other instrument necessary, appropriate or desirable in connection with the approval of the Amended Site Plan, and (iii) do any and all acts and things that any one or more of the officers of the Authority deems, in the exercise of his or her discretion, necessary, desirable, or appropriate in connection with or to advance the purposes and intent of this motion, including without limitation, the execution and delivery of any documents or agreements relating to the matters contemplated in or implementing the purposes and intent of this motion (which shall be conclusive evidence of the appropriateness thereof and the approvals contemplated by this motion). The Secretary (or his or her designee) is further authorized to attest any of the foregoing signatures and to affix the seal of the Authority to any documents, instruments, or agreements, as and to the extent necessary or convenient.

A motion to approve the Resolution was properly made and seconded. Approval was unanimous.

Public Comment:

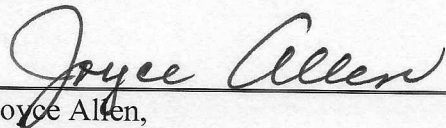
Attorney Andrew Much introduced himself and named the clients he represents.

Adjournment:

A motion to adjourn was properly made and seconded. Approval was unanimous. The meeting adjourned at approximately 3:38pm

(Signatures to follow)

Recorded By:



Joyce Allen,
Senior Administrative Assistant

Approved By:



David Burt,
Executive Director

Executive Session Affidavit

OPEN MEETINGS AFFIDAVIT

PERSONALLY, APPEARED before the undersigned attesting officer, duly authorized to administer oaths, Cassius F. Butts, who, after being duly sworn in, deposes and on oath states the following:

- (1) I was the presiding officer of McPherson Implementing Local Redevelopment Authority (the "Authority") held on the 16th day of May 2025.

- (2) I have been advised that *O.C.G.A § 50-14-4(b)* requires that when any meeting of the Authority is closed in accordance with an exception to the Open Meetings Law that:
 - (i) the specific reason for the closure is to be entered upon the official minutes of the meeting;
 - (ii) the meeting is be closed only upon a majority vote of a quorum present for the meeting;
 - (iii) the minutes are to reflect the names of the members present and those voting for closure; and
 - (iv) the person presiding over the meeting is to execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.

- (3) The subject matter of the closed meeting or closed portion of the meeting held on the 16th day of May 2025 which was closed for the purpose of:

X LEGAL MATTERS

X DELIBERATION REGARDING REAL ESTATE MATTERS

X PERSONNEL

DELIBERATION REGARDING ACQUISITION/DISPOSITION OF INTEREST IN REAL ESTATE
(To be spread on minutes upon conclusion of disposition of interest in real estate)

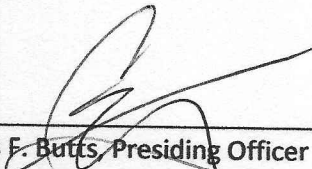
DELIBERATION REGARDING EXISTING LITIGATION OR OTHER LEGAL MATTERS

ATTORNEY-CLIENT COMMUNICATION

as allowed by O.C.G. A., Title 50, Chapter 14 and was devoted to matters within those exceptions and as provided by law.

(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.


This 16th day of May 2025.



Cassius F. Butts, Presiding Officer

Sworn and subscribed before me
This 16th day of May 2025.

Witnessed:



Notary Public (SEAL) Witness

